



123 Allingham Court Summers Road

Earlcombe Surrey GU7 3AW

Asking Price: £150,000 Leasehold





- Security Entry Phone System
- Lift Service
- Living Room
- Kitchen
- Double Bedroom
- Shower Room
- Night Storage Heating
- Residents' Lounge & Laundry Room
- Resident Scheme Manager
- Attractive Communal Gardens



A bright and well planned one bedroom first floor flat in the popular Allingham Court retirement development set in attractive communal gardens and ideally located only moments from the village centre with its excellent local shops, leisure, recreational facilities, nearby bus routes and main line station.











Short Walk of Village Centre

Main Line Station – 0.1 miles (Waterloo approx. 45 mins)

Binscombe Medical Centre – 0.8 miles

Farncombe Dental Care – 0.5 miles

Godalming - 0.8 miles

A3 – 2.8 miles M25 – 14.8 miles

Council Tax Band - C Payable - £2040.60 (2023/24)

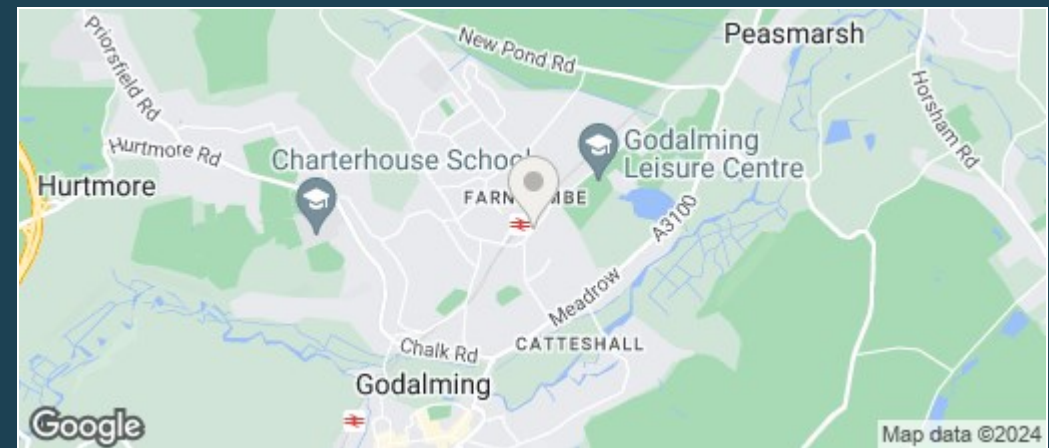
Lease Term – 125 Years From 1988

Service Charge £2,882.88 per annum (2023) - Ground Rent £100 per annum

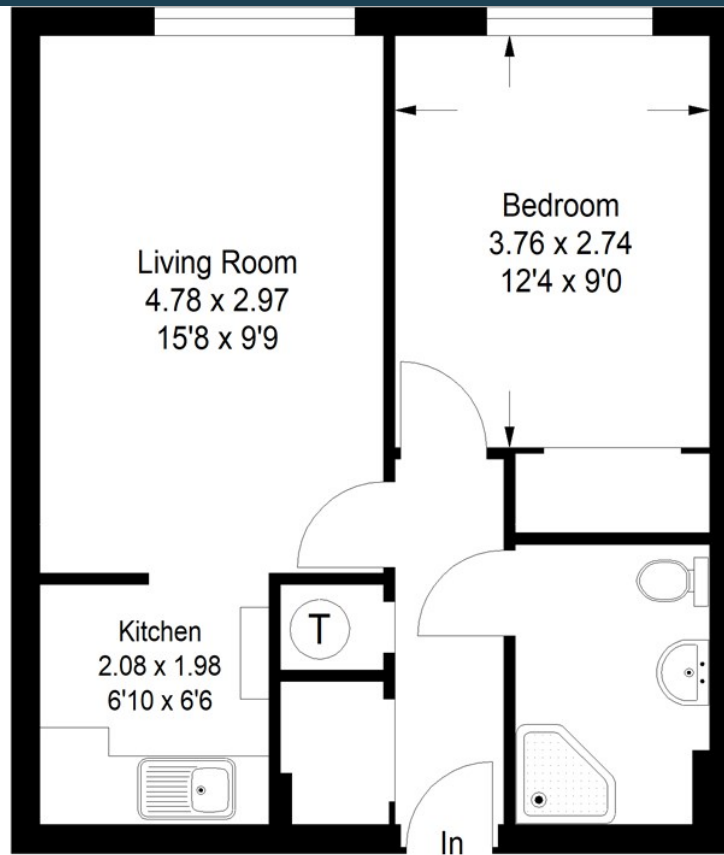
Energy Efficiency Rating B.



Proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on to Meadrow (the A3100) and then take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T junction turn right into Summers Road and then immediately right into the entrance of Allingham Court. On entering the development bear round to the right and the main entrance will be found on your left hand side.







Approximate Gross Internal Area :- 40.3 sq mt / 433 sq ft

FLOOR PLANS©  
01483 755510 Ref B7412/SC

This plan has been prepared for Emery & Orchard in accordance with the Property Misdescriptions Act. It is intended as a layout guide only. Not drawn to scale, unless stated. Measured & drawn to the nearest 10cm / 3 inches. Whilst every care is taken in the preparation of this plan, please check all dimensions & shapes before making any decisions reliant upon them.

## Allingham Court Farncombe



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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.

